



## DESCRIPTION

**DESCRIPTION OF LOT 1A, BEING A PART OF THE RESUBDIVISION OF LOT 1, LY & NGUYEN SUBDIVISION, A SUBDIVISION OF RECORD, CALLED 18.982 ACRES, RECORDED IN DOCUMENT NUMBER 200800139, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS OF THE ALEXANDER WALTERS SURVEY 67, ABSTRACT NUMBER 791. LOT 1A BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod with "Bury Pitman" cap found for the south corner of Lot 27A, being part of the Amended Plat of Lots 25, 26 and 27, Block A, Harris Ridge Phase 3, Section 3, a subdivision of record, recorded in Document No. 200000036, Official Public Records Travis County, Texas, same being the northeast right-of-way line of E. Parmer Lane, a 200 foot wide right-of-way, recorded in Document No. 200800139, Official Public Records Travis County, Texas;

**THENCE** leaving said northeast right-of-way line, along the southeast line of said Lot 27A, N55°11'00"E, a distance of 140.33 feet to a 1/2-inch iron rod with cap stamped "2986" found in for the northeast corner of said Lot 27A, same being the south corner of said Lot 1 and the **POINT OF BEGINNING** of the tract described herein;

**THENCE** along the south line of said Lot 1, same being a north line of said Amended Plat of Lots 25, 26 and 27, Block A, N62°42'05"W, a distance of 350.40 feet to a 1/2-inch iron rod found for the northwest corner of Lot 26A, of said Amended Plat of Lots 25, 26 and 27, Block A, same being the northeast right-of-way line of said E. Parmer Lane and an angle point of the tract described herein;

**THENCE** along said right-of-way line, with the arc of a curve to the left a distance of 442.90 feet, through a central angle of 12°37'33", having a radius of 2009.86 feet, and whose chord bears N49°55'13"W, a distance of 442.00 feet to a 1/2-inch iron rod with "SAM" cap found in said right-of-way line, same being the west corner of said Lot 1 and the intersection of the northeast right-of-way line of said E. Parmer Lane and the southeast right-of-way line of Harris Ridge Boulevard, a 90 foot wide right-of-way, recorded in Document No. 200800139, Official Public Records Travis County, Texas;

**THENCE** along said southeast right-of-way line, same being the northwest line of said Lot 1 and the tract described herein, the following two (2) courses and distances:

1. N30°35'11"E, a distance of 385.78 feet to a 1/2-inch iron rod with "SAM" cap set, and
2. with the arc of a curve to the right a distance of 533.05 feet, through a central angle of 40°34'51", having a radius of 1063.74 feet, and whose chord bears N44°55'15"E, a distance of 527.49 feet to a 1/2-inch iron rod with "SAM" cap set in said right-of-way line;

Exhibit A

**THENCE** leaving said southeast right-of-way line, along the south right-of-way line of Josh Ridge Boulevard, a 64 foot wide right-of-way, same being the north line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 37.81 feet, through a central angle of  $86^{\circ}39'39''$ , having a radius of 25.00 feet, and whose chord bears  $S77^{\circ}19'21''E$ , a distance of 34.31 feet to a 1/2-inch iron rod with "SAM" cap set, and
2. with the arc of a curve to the left a distance of 504.33 feet, through a central angle of  $31^{\circ}01'06''$ , having a radius of 931.58 feet, and whose chord bears  $S49^{\circ}30'09''E$ , a distance of 498.20 feet to a 1/2-inch iron rod with "SAM" cap set in the common line of said Lot 1 and said Amended Plat for Lots 25, 26 and 27, Block A and the northeast corner of the tract described herein;

**THENCE** along said common line, leaving said south right-of-way line,  $S22^{\circ}01'02''W$ , a distance of 884.33 feet to the **POINT OF BEGINNING** of the tract described herein.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

This property description is accompanied by a separate plat of even date.

THE STATE OF TEXAS

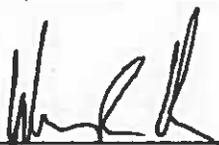
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, William R. Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

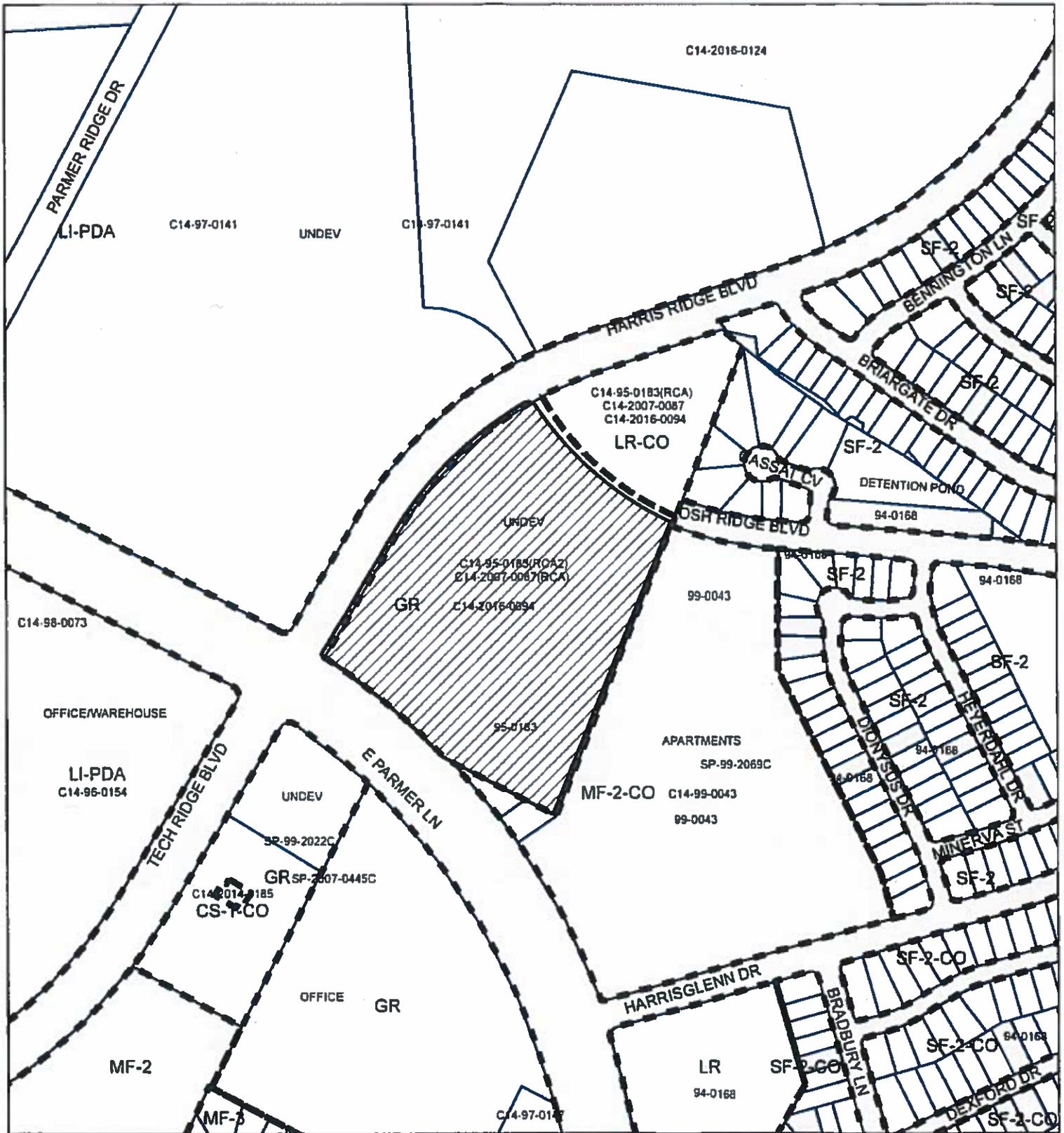
SURVEYING AND MAPPING, LLC  
4801 Southwest Parkway  
Building Two, Ste. 100  
Austin, Texas 78735  
TX Firm Registration No. 10064300

  
\_\_\_\_\_  
William R. Herring  
Registered Professional Land Surveyor  
No. 6355 – State of Texas

5/21/2018  
\_\_\_\_\_  
Date







Zoning

Exhibit B

Zoning Case: C14-2016-0094



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 362'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

